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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District: **Heurich-Parks House** [pending designation] (x) Denial calendar  
Address: **3400 Massachusetts Avenue NW**

Meeting Date: **July 23, 2015**  
Case Number: **15-430** (x) Raze

Staff Reviewer: **Tim Dennée**

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The applicant, property owner State Central Bank, requests the Board's review of a permit application to raze the house and two-story garage/guesthouse. The property is the subject of a pending landmark nomination which characterizes both buildings as contributing elements.

Raze clearance letters have been circulated by the applicant to the necessary review agencies and disciplines. A landmark nomination renders a property historic for the purposes of the law until a decision on designation settles the matter of the law's jurisdiction. The preservation law requires that, prior to the issuance of a permit to raze a historic property or demolish it in significant part, the applications for designation and demolition must first be referred to the Board.

If the Board designates the property as being of sufficient importance and integrity to merit landmark designation, then it must also find that its demolition would fail to retain and enhance the landmark, which would be contrary to the purposes of the preservation law. (D.C. Official Code § 6-1101(b)(2)(A)).

Yet, even if the Board designates the entire property, it need not find all the structures to be contributing to the character of the landmark nor necessary to be retained. As discussed in the staff report on the designation application, the HPO is recommending that the garage/guesthouse and the 1960 wing do not contribute significantly to the historic character of the property. Their removal would not compromise the significance of the property if the Board finds that the property meets the designation criteria.<sup>1</sup>

If the Board does not designate the property, it is no longer subject to the jurisdiction of the preservation law, and the city's issuance of a raze permit may proceed without further preservation review.

**Recommendation**

*If the subject property is designated a historic landmark, the HPO recommends that the Board advise the Mayor's Agent that the proposed raze of the house is inconsistent with the purposes of the preservation law, because it does not retain and enhance a historic landmark property. However, HPO recommends that a raze of the garage can be cleared and, with a proper building permit*

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<sup>1</sup> The house lot is currently identified as assessment and taxation lot 806 in Square 1937. But the house stands on two lots of record, 9 and 10, that underlay the A&T lot and are original to the subdivision of the Massachusetts Avenue Heights neighborhood. The 1960 wing straddles the line separating the two lots.

*application, the property owner could pursue the demolition of the house's 1960 wing as well, subject to administrative review.*

*If the Board does not designate the property, no further action will be taken on this case by the HPO or Board, except for administrative clearance of the raze letter for lack of jurisdiction.*